

## **Woodstock Planning and Zoning Regulation Review Subcommittee**

May 5, 2016 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:31 PM by Chair J. Gordon.
2. Roll Call: S. Blodgett, D. Durst, G. Dickinson, J. Gordon, D. Porter, F. Rich, and D. Young. Guest: Reva Seybolt.
3. March 3<sup>rd</sup>, 2016 Minutes: approved unanimously with G. Dickinson abstaining. Motion made by D. Porter, seconded by S. Blodgett. There were no April 7<sup>th</sup>, 2016, Subcommittee minutes as the Town Attorney annual training was held that evening. Those minutes are forthcoming.
4. Chair's report: J. Gordon thanked Commissioners whose hard work is appreciated, as well as D. Fey's and T. Lajoie's work. The Town Attorney training was April 7<sup>th</sup>; excellent meeting and discussion. Please advise J. Gordon if a Commission member develops a scheduling conflict for this month's main Commission meeting, so that a quorum can be ascertained. D. Fey is out on maternity leave – the Commission wishes her family and her all the best on the birth of a baby girl. D. Fey and baby are doing well.

5. Discussion- Subdivision Regulations:

D. Fey's document dated March 5<sup>th</sup>, 2015, is the substance of tonight's discussion.

Consensus was that the clerical and discordant items in the Subdivision Regulations should be modified by a clerical person, to be selected by Chairman Gordon, and a completed draft returned to the Commission.

R. Seybolt reviewed how the land appraisal process is conducted when sale of a parcel of land in agricultural use is being considered. To clarify the points, she provided a real-life example of an appraiser's document pertaining to her own land. Note was made that the Woodstock set-aside requirements make "valuing" land in ag use challenging, as there are no comparables to use. R. Seybolt's presentation included a view of the process using the current Subdivision Regulations for conservation subdivision design and a separate view of the process using a conventional subdivision design.

There was discussion about hosting a panel discussion with several land use professionals to provide further information to the Commission and to answer ongoing questions. Chair Gordon will look into the logistics of setting up this program.

6. Citizen comments: none
7. Other: none
8. Agenda for next meeting: The Commission will continue to review the document prepared by Planner Fey, unless the above noted panel discussion can be scheduled for next month.
9. Adjournment: Motion F. Rich, seconded by D. Young, to adjourn. Motion passed unanimously and the meeting was adjourned at 9:04 PM

Submitted by PZC Chairman, J. Gordon